



Howberry Road, Thornton Heath CR7 8HY

welcome to

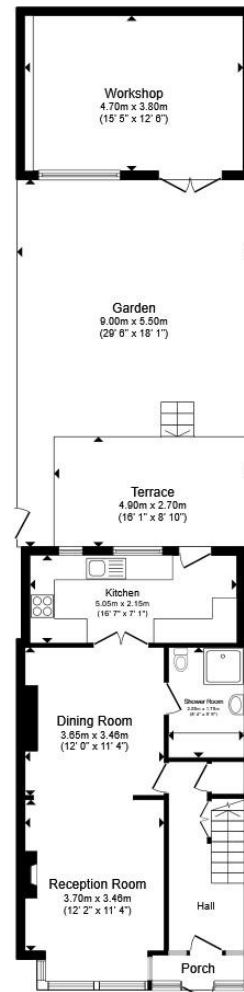
Howberry Road, Thornton Heath

A stunning four-bedroom Victorian family home offering spacious accommodation across three floors, complemented by a landscaped rear garden and versatile detached workshop. Barnard Marcus are delighted to present this beautifully maintained and extended four-bedroom Victorian family home, offering spacious accommodation across three floors and enjoying a sought-after residential position in Thornton Heath. The property welcomes you via an enclosed entrance porch leading into a bright and inviting reception room, featuring attractive flooring and a charming fireplace which creates a warm focal point. Beyond, a generous dining room provides the ideal setting for family gatherings and entertaining. To the rear, the impressive kitchen has been thoughtfully extended and fitted with a range of contemporary wall and base units, ample worktop space and integrated appliances. Large windows and doors overlook and provide access to the rear terrace, creating an excellent connection between the indoor and outdoor living areas. A modern ground floor shower room and utility adds further practicality. Externally, the property continues to impress. A substantial rear terrace provides the perfect space for outdoor dining, leading onto a well-maintained garden. At the rear of the plot sits a detached workshop, offering excellent versatility for storage, hobbies, a home gym or workspace. This attractive period home successfully combines character features with modern finishes, making it an excellent turnkey purchase for families seeking generous accommodation and convenient transport connections.

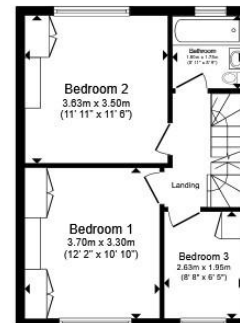


Located on a popular residential road, the property is well positioned for excellent local amenities, highly regarded schools and convenient transport links. Thornton Heath and Norbury stations are both within easy reach, providing regular services into London Victoria, London Bridge and the City, while a variety of bus routes offer access to Croydon, Streatham and the surrounding areas. Families will appreciate the selection of primary and secondary schools nearby, and those seeking outdoor space can enjoy Grangewood Park, Thornton Heath Recreation Ground and Norbury Park, all offering green open spaces, walking routes and recreational facilities.

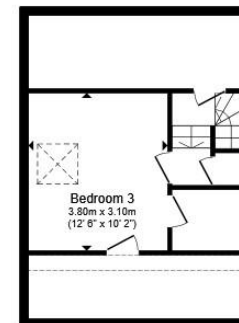
Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



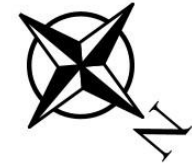
Ground Floor



First Floor



Second Floor



Total floor area 116.2 m² (1,251 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Howberry Road, Thornton Heath

- Four well-proportioned bedrooms arranged over three floors
- Extended Victorian family home offering approximately 1,251 sq ft
- Stunning open-plan kitchen and dining room
- Landscaped rear garden with terrace and detached workshop
- Ground floor shower room/Utility room and modern family bathroom
- Conveniently located for Thornton Heath, Norbury and local amenities

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£525,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114991



Property Ref:
THH114991 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8683 0190



ThorntonHeath@barnardmarcus.co.uk



4-5 Brigstock Parade London Road, Thornton
Heath, Surrey, CR7 7HW



barnardmarcus.co.uk